

FOR SALE

SELF CONTAINED STUDIO/WORKSHOP BUILDING



whozoo.

ST LEONARDS

 Haven Works, units C&D 195 Bexhill Road, East Sussex TN38 8BG

Price **£399,000**



Property Type

WORKSHOP/STUDIO



Size

2,815.8 FT²



Tenure

FREEHOLD



Borough

ST LEONARDS



Planning Granted

NO



Existing Use

CLASS E

Tenanted



NO

Local Train Stations



West St Leonards (0.5 miles)
St Leonards Warrior (1.4 miles)
Hastings 2.2 miles

Local Amenities



Supermarket (0.2 miles)
Cafe (0.3 miles)
Beach (0.3 miles)

VAT Applicable



NO

Rateable Value

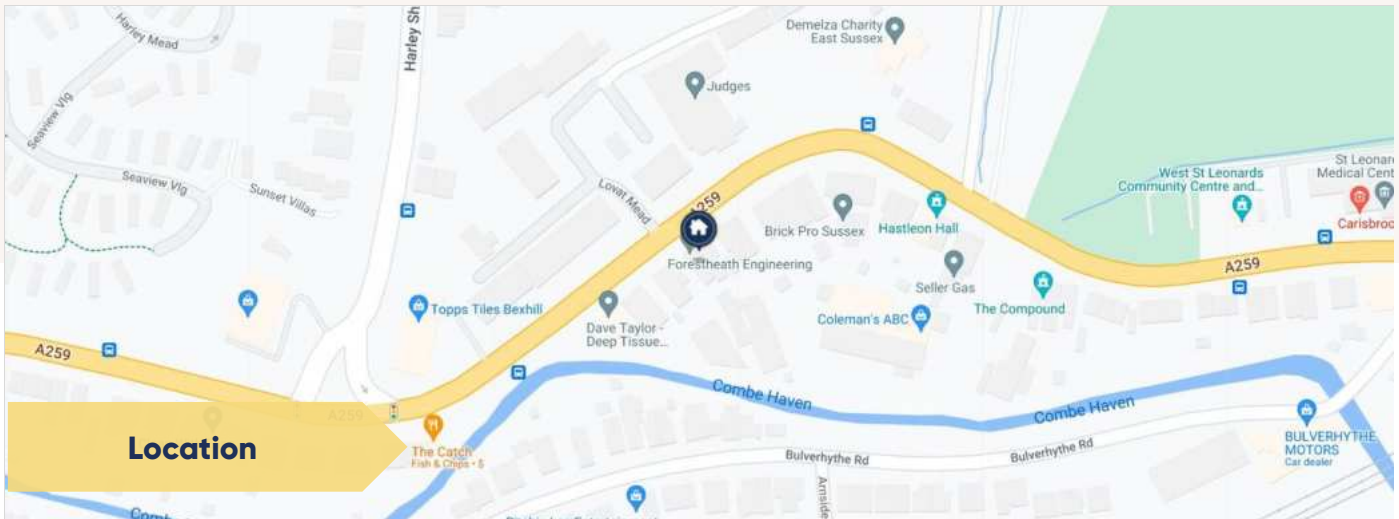


£11,250

EPC



B



Location



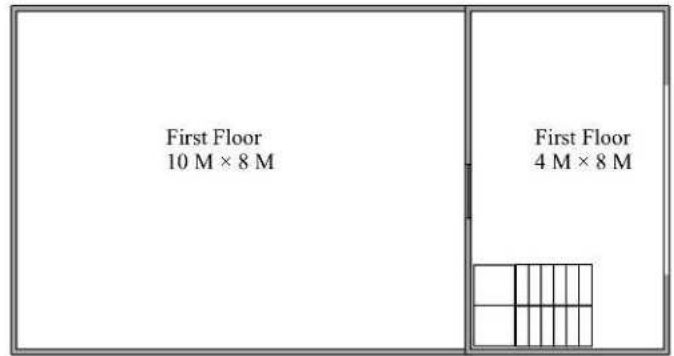
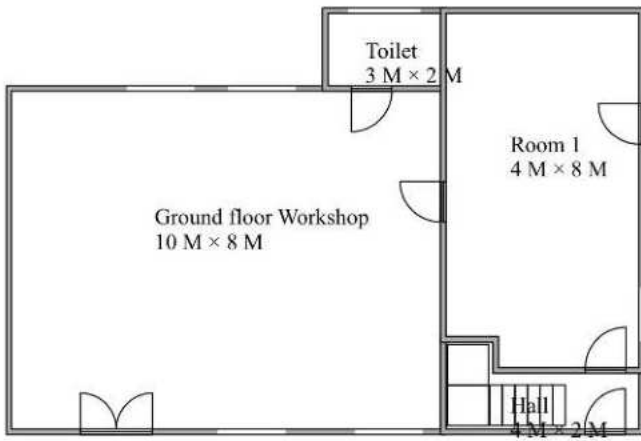
Additional Information

This vacant self-contained building has been refurbished to an exceptional standard and is arranged over two self-contained floors. The property benefits from three to four dedicated parking spaces located directly in front.

The upper floor boasts a painted concrete slab floor and exposed beams, creating a stylish and functional space. Skylights running along both sides of the brand-new pitched roof flood the area with natural light, making it ideal for a variety of uses, including creative, administrative, technical, or light industrial purposes.

The building holds an impressive EPC rating of B. Kitchen and toilet/shower facilities are available for shared use, with the option to easily add additional amenities if required.

FLOORPLANS



WHOZOO.
Commercial Property, Expertly Done



Tom Castro
Founder

✉ tomcastro@whozoo.co.uk
☎ 07976 888 937 / 0333 200 8330



Lindley Baptiste
Property Consultant

✉ lindleybaptiste@whozoo.co.uk
☎ 07973 272 945 / 0333 200 8330

whozoo.
Commercial Property, Expertly Done



0333 200 8330



info@whozoo.co.uk



www.whozoo.co.uk



07541 906 478

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.